

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 19, 2022**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Assistant City Manager—excused
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:08 a.m. The meeting was held January 19, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Manager Warnke to approve the January 19, 2022 agenda. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—September 15, 2021

Motion by Manager Warnke to approve the minutes of September 15, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Discussion of Archibald Estates, Phase N – Ben Johnston & Jon Harrop

Mr. Harrop said we are combining phases O and N and doing the remainder of the active adult area. It is pretty straight forward. After this we only have Phase M left, which is the rest of the townhomes. Some of the landscaping is done, as well as the fence and sidewalk. There is fencing along the canal. The Committee discussed which phase would include the pond, as well as storm drain and utilities. Chairman Bench will get the development agreement ready and Mr. Harrop will get the CC&Rs and work on their bond.

Motion by Director Fulgham to approve the plat for Archibald Estates Phase N. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

b. Discussion of Harvest Acres, Phase 2 & Harvest Village – Garth Day

Mr. Day said we are on Harvest Acres. Rupp's Excavation will do all of these phases. I have talked to the canal company to get the permit. Our crisis is getting under that canal before it fills up. There should be no problems, it just has to be four feet below the grade.

Mr. Day said I would also like to get River Valley 8 on the agenda. I will have those plans for you next week. We want to move forward with Phase 8 and the BR Mountain Road construction, as well as the detention basin south of that. Manager Warnke said we will figure out the proportionate share of each party and their obligation.

The Committee asked Mr. Day if he finalized the irrigation system with Blake Christensen? Mr. Day said Phase 1 of Harvest Acres is being held up because of the portion of Rocket Road and the power company with their pole placement. When that happens and our section of the road is built Mr. Christensen will have a better understanding of what needs to happen. I think it will all be on the east. If we abandon, we will shift everything over.

c. Walk-ins: There were no walk ins.

4. Comments/Reports: None.

5. Public comments: No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:40 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Development Review Committee Meeting held on the above referenced date. Minutes prepared by Jessica Tanner.

Dated this ____ day of _____, 2022

Linsey Nessen, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.